089.0	0006	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,400 /	655,400
					USE VALUE:	655,400 /	655,400
					ASSESSED:	655,400 /	655,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAZZAGHI KHALIL & SAMIRA
Owner 2:	
Owner 3:	
Street 1:	7 MEAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CREMINS MARY ANN/ ESTATE -
Owner 2:	-
Street 1:	7 MEAD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,516 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6516.000	224,600		430,800	655,400
Total Card	0.150	224,600		430,800	655,400
Total Parcel	0.150	224,600		430,800	655,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.65 | /Parcel: 487.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56968
GIS Ref	
GIS Ref	
Insp Date	07/15/20

!7274!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,600	0	6,516.	430,800	641,400	641,400	Year End Roll	12/18/2019
2019	101	FV	183,300	0	6,516.	437,000	620,300	620,300	Year End Roll	1/3/2019
2018	101	FV	183,300	0	6,516.	326,200	509,500	509,500	Year End Roll	12/20/2017
2017	101	FV	183,300	0	6,516.	295,400	478,700	478,700	Year End Roll	1/3/2017
2016	101	FV	183,300	0	6,516.	283,100	466,400	466,400	Year End	1/4/2016
2015	101	FV	172,200	0	6,516.	240,000	412,200	412,200	Year End Roll	12/11/2014
2014	101	FV	172,200	0	6,516.	227,700	399,900	399,900	Year End Roll	12/16/2013
2013	101	FV	172,200	0	6,516.	216,600	388,800	388,800		12/13/2012

PRINT

Date	Time
12/10/20	21:55:38

LAST REV

Date	Time
07/15/20	10:20:02
danam	
7274	

USER DEFINED

Prior Id # 1:	56968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CREMINS MARY AN	72774-195	1	6/17/2019	Estate/Div	590,000	No	No		
CREMINS ANNA M	48698-64		12/20/2006	Family	10	No	No		
CREMINS ALLEN L	28295-173		3/12/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2019	1407		10,700					
7/10/2019	1039	Dormers	20,000	O				
7/8/2019	995	Window/S	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Measured	DGM	D Mann
11/7/2018	MEAS&NOTICE	CC	Chris C
3/19/2009	Meas/Inspect	372	PATRIOT
1/19/2000	Measured	163	PATRIOT
8/6/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	70.	0.94	5									430,837						430,800	

Total AC/HA:	0.14959	Total SF/SM:	6516	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	430,837	Spl Credit		Total:	430,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98306996
Adj $ / SQ:	139.350
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305114
Depreciation:	80550
Depreciated Total:	224564

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

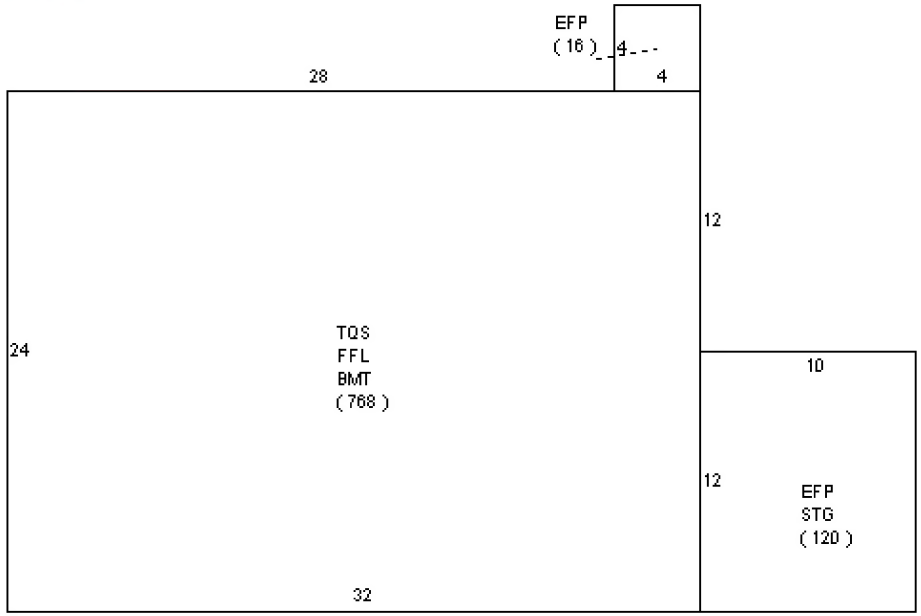
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.35
Special Features:	0	Val/Su Net:	94.85
Final Total:	224600	Val/Su SzAd	167.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.810	32,106
FFL	First Floor	768	139.350	107,021
TQS	3/4 Story	576	139.350	80,266
EFP	Enclos Porch	136	46.440	6,316
STG	Storage	120	7.540	904
	Net Sketched Area:	2,368	Total:	226,613
Size Ad	1344	Gross Are	2560	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: